

City Council
Atlanta, Georgia

05-0-0865

AN ORDINANCE
BY: ZONING COMMITTEE

Z-05-33
Date Filed: 4-12-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **82 and 86 Boulevard, 504, 506, 508, 512, 514, 516, 520, 522 and 526 Decatur Street, 69 Daniels and 73-77 Daniels Street, S.E.**, be changed from the I-1 (Light Industrial) District and R-5 (Single Family Residential) District to the MRC-2 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 45. 14th District, Fulton County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

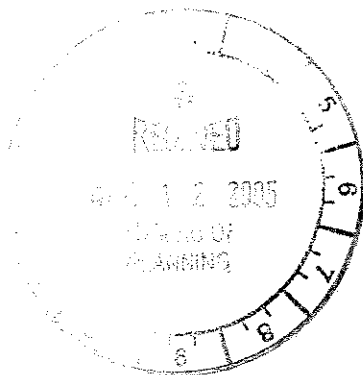
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Legal Description

A parcel of land situated in Land Lot 45 of the 14th District of City of Atlanta, Fulton County, Georgia and further described as follows:

Beginning at the intersection of the northerly right-of-way line of Decatur Street with the westerly right-of-way line of Daniel Street; thence running S70°48'49"W a distance of 226.10 feet to a point at the intersection of the northerly right-of-way of Decatur Street and the westerly right-of-way of Boulevard Street; thence running along the easterly right-of-way of Boulevard Street N18°49'51"W a distance of 120.00 feet to a 1/2" rebar; thence continue running along said right-of-way N18°49'51"W a distance of 39.00 feet to a 1/2" rebar; thence continue running N18°49'51"W a distance of 45.42 feet to a point; thence continue running N18°49'51"W a distance of 44.21 feet to a point; thence leaving said right-of-way of Boulevard Street and running N71°33'56"E a distance of 102.61 feet to a point; thence running S19°24'08"E a distance of 10.67 feet to a point; thence running N80°09'02"E a distance of 123.79 feet to a point on the westerly right-of-way line of Daniel Street; thence running along said right-of-way of Daniel Street S19°07'25"E a distance of 216.52 feet to the **Point of Beginning**.

Parcel Contains approximately 1.22 acres.



7-05-33